001.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,200 /	814,200
					USE VALUE:	814,200 /	814,200
					ASSESSED:	814,200 /	814,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	BOULEVARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RATNER BARBARA
Owner 2:	
Owner 3:	
Street 1:	31 BOULEVARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,605 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3605.000	412,800		401,400	814,200
Total Card	0.083	412,800		401,400	814,200
Total Parcel	0.083	412,800		401,400	814,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.51 | /Parcel: 385.5

Legal Description

User Acct 1205

GIS Ref

GIS Ref

Insp Date 09/15/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	412,900	0	3,605.	401,400	814,300	814,300	Year End Roll	12/18/2019
2019	104	FV	321,900	0	3,605.	426,500	748,400	748,400	Year End Roll	1/3/2019
2018	104	FV	321,900	0	3,605.	311,100	633,000	633,000	Year End Roll	12/20/2017
2017	104	FV	301,900	0	3,605.	285,200	587,100	587,100	Year End Roll	1/3/2017
2016	104	FV	301,900	0	3,605.	242,900	544,800	544,800	Year End	1/4/2016
2015	104	FV	269,100	0	3,605.	237,700	506,800	506,800	Year End Roll	12/11/2014
2014	104	FV	269,100	0	3,605.	195,400	464,500	464,500	Year End Roll	12/16/2013
2013	104	FV	280,000	0	3,605.	185,900	465,900	465,900		12/13/2012

!118!

PRINT

Date	Time
12/10/20	15:59:38

LAST REV

Date	Time
10/06/17	08:29:59
ekelly	
118	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6637-87		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2017	779	Manual	2,500	C				
9/3/2009	812	Re-Roof	8,000					
11/8/2001	837	Redo Kit	12,000	C				REMODEL KITCHEN
3/30/1995	136	Wood Dec	1,000					REPAIR WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	294	PATRIOT
9/22/1999	Meas/Inspect	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3605		Sq. Ft.	Site		0	80.	1.39	1			Water	-5					401,394						401,400	

Total AC/HA:	0.08276	Total SF/SM:	3605	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	401,394	Spl Credit		Total:	401,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14715910
Const Adj.:	0.98500049
Adj $ / SQ:	192.092
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598263
Depreciation:	185462
Depreciated Total:	412801

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

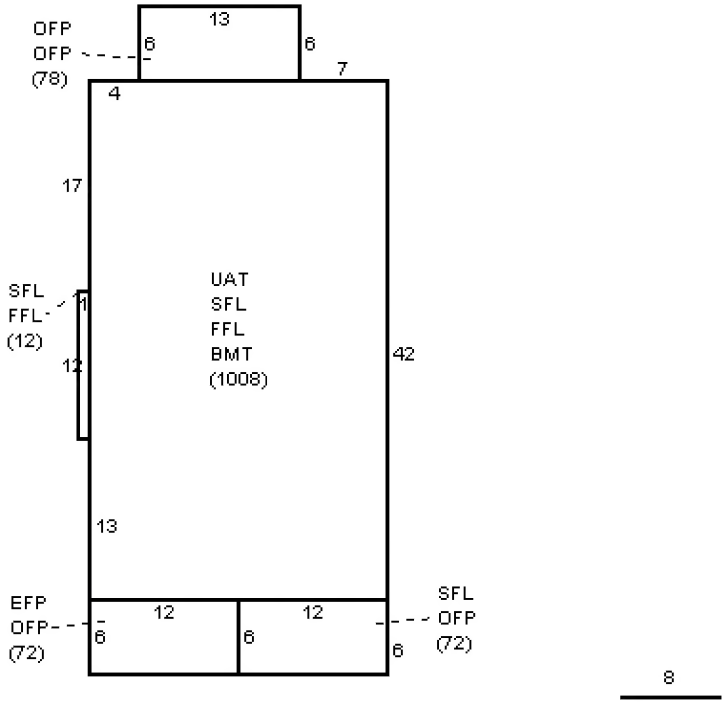
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	192.09
Special Features:	0	Val/Su Net:	110.26
Final Total:	412800	Val/Su SzAd	195.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,092	192.090	209,764
FFL	First Floor	1,020	192.090	195,934
BMT	Basement	1,008	57.630	58,089
OFP	Open Porch	300	21.670	6,501
UAT	Upper Attic	252	76.840	19,363
EFP	Enclos Porch	72	64.060	4,612

Net Sketched Area: 3,744 | Total: 494,263

Size Ad 2112 | Gross Are 4500 | FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

001.0-0004-0009.0

IMAGE

AssessPro Patriot Properties, Inc